





**Offers in Excess of
£514,500**

This superbly presented detached family home is offered with no upper chain and briefly comprises a spacious entrance hall with downstairs cloakroom and access to an integral garage, which could easily be converted to provide additional living space, the dual aspect lounge dining room gives access to the south facing rear garden, whilst the fitted kitchen offers ample storage units and space for all appliances. There are four generous bedrooms the master benefitting from a luxury ensuite shower room and a modern family bathroom. A block paved driveway provides off road parking for several vehicles. For those not familiar with the area, Great Road is a highly sought after location on the edge of Adeyfield, within just a stones throw of Queens Square with its array of shops and amenities as well as being within easy walking distance for schooling at all ages.

Property Description

Entrance Hall

Front door opens to the entrance hall, stairs to the first floor, storage cupboard, radiator, door to the garage.

Cloakroom

With a low level WC, wash hand basin radiator, double glazed window to the side.

Lounge/Diner

A dual aspect room with a double glazed window to the side and double glazed french doors with side panels leading to the rear garden, two radiators, TV point.

Kitchen

Fitted with a wide range of base and eye level storage units, work surface areas with an inset one and a half bowl sink unit with mixer tap set below a double glazed window to the rear, plumbing and space for a dish washer, built in electric hob with oven below, plumbing and space for a washing machine, radiator, double glazed door to the side, wall mounted gas boiler. tiled surrounds and flooring, recessed spot lights.

First Floor Landing

Stairs rise to the first floor, access to the loft, storage cupboard, double glazed window to the side.

Bedroom One

Double glazed window to the front, radiator, built in wardrobes.

Ensuite Shower Room

A three piece suite comprising a low level WC, wash hand basin with mixer tap, tiled shower cubicle, extractor fan, radiator.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the rear, radiator.

Bedroom Four

Double glazed window to the front, radiator.

Family Bathroom

A three piece suite comprising a low level WC, wash hand basin with mixer tap, panel bath with mixer tap and shower over, tiled surrounds, radiator, double glazed window to the side, recessed spot lights.

Garage

An integral garage with up and over door, power and lighting, courtesy door to the house.

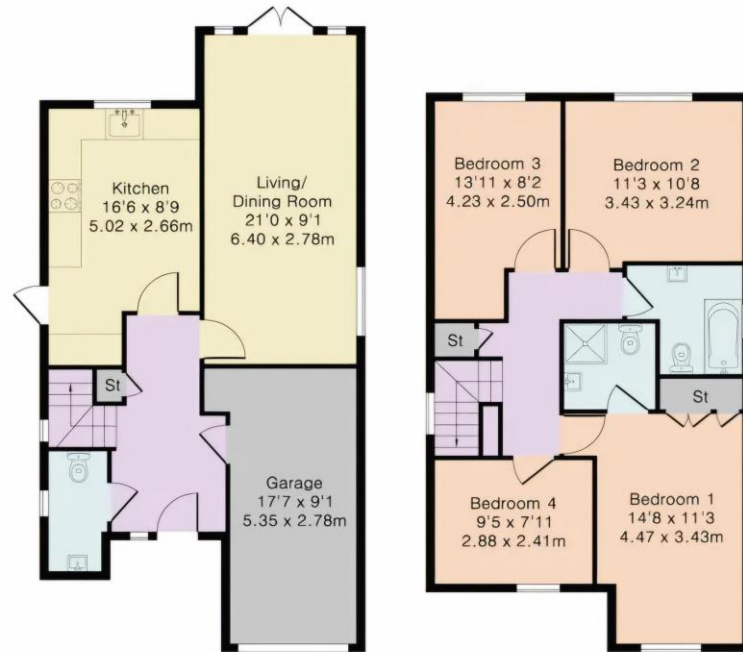
Driveway

A block paved driveway providing off road parking for several vehicles.

Rear Garden

A fully enclosed south facing rear garden, screened by panel fencing, laid mainly to lawn with an outside light, cold water tap and gated side access.

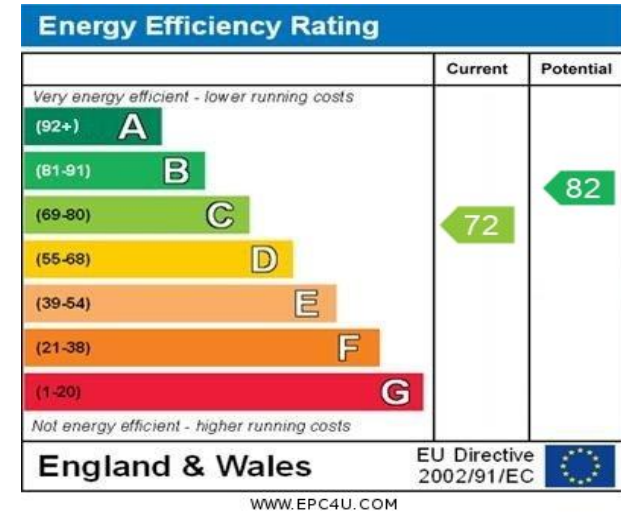
Approximate Gross Internal Area 1198 sq ft – 111 sq m
 Ground Floor Area 602 sq ft – 56 sq m
 First Floor Area 596 sq ft – 55 sq m



Ground Floor

First Floor

No accuracy to this image, text or measurements is guaranteed



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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